

PLANNING COMMISSION REPORT



MEETING DATE: August 24, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Miller Townhomes - 1-ZN-1999#2**

REQUEST Request to amend the site plan and stipulations from Case 1-ZN-1999 on a portion (30,000 +/- square feet) of the total 5.27+/- acre parcel located at 1501 N Miller Road with Multiple Family District (R-5) zoning.

Key Items for Consideration:

- New development within an infill parcel and more multi-family residential units along the McDowell Corridor/Los Arcos Area.
- Project consistent with the General Plan and existing zoning district.
- This proposal is for 16 residential units; previous site plan approved 20 residential units.
- Parking is located in the individual garages of each unit.
- No new driveways are needed along Miller Road to serve the project (lose one and gain one) and traffic counts will slightly decrease compared to the previous approved site plan.

Related Policies, References:

1-ZN-1999 and 37-UP-1992#2

OWNER O Companies Inc
480-212-7603

APPLICANT CONTACT Kevin O'Neill
O Companies Inc
480-694-3567

LOCATION 1501 N Miller Rd

BACKGROUND

Zoning.

The site is zoned Multi-Family Residential District (R-5) which permits multi-family dwelling units including townhomes.

General Plan.

The General Plan Land Use Element designates the property as Urban Neighborhoods. This category includes areas for multi-family dwellings/apartments.

Context.

Currently the parcel is vacant with no improvements. The parcel is located in the southern portion of Scottsdale, approximately 475 feet south of the



southeast corner of McDowell Road and Miller Road. Commercial and multi-family zoning districts surround the site. They are as follows:

- North: existing shopping center zoned Commercial Highway (C-3)
- East: existing apartment complex zoned Multi-Family Residential (R-5)
- South: existing apartment complex zoned Multi-Family Residential (R-5)
- West: existing office complex zoned Regional Shopping Center (C-S)

History.

1251 Miller Road and 1501 Miller Road are two parcels located next to each other on the east side of Miller Road south of McDowell Road. The first parcel is vacant and consists of 30,000 square feet. The later parcel, 4.6 acres, contains a 95-unit apartment complex (Scottsdale Desert Casitas). In 1999, the owner of the apartment complex bought the vacant parcel with the intention of expanding the apartment complex. On March 16, 1999 the City Council approved the rezoning of the 30,000 square foot vacant parcel from C-4 to R-5 and approved a site plan that showed the parcel becoming part of the apartment complex for a total of 5 acres (Case 1-ZN-1999). As of today, the owner of the apartment complex never built the approved site plan with the expansion and subsequently sold off the 30,000 square foot vacant parcel.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This application is for a site plan modification of the 5-acre parcel approved by the City Council with case 1-ZN-1999. The applicant proposes to remove the 30,000 square foot vacant parcel (subject) from the 5 acres and create a new independent site plan. The proposed site plan replaces the previously approved parking and apartment buildings with 16 townhouses. The Multi-Family Residential (R-5) zoning of the property will remain the same. The following describes the proposed site modifications:

Building Placement and Parking

- *Approved* – Three new apartment buildings were proposed to be added to the 5-acre site that increased the apartments by 20 units (from 95 units to 115 units). One building was to be located at the south end of the 30,000 square foot parcel and two just east of the parcel. Twenty-five surface parking spaces were proposed on the northern portion of the 30,000 square foot parcel. (See Attachment #9)
- *Proposed* – The site will have two three story buildings fronting Miller Road with the garage entrances located at the rear. The unit front doors and patios have access to Miller Road through individual sidewalks. This configuration helps create an urban streetscape and activates Miller Road. (See Attachment #10)

Driveways

- *Approved* - The plan added one driveway on the north side of the site (within the 30,000 square foot parcel) and removed one existing driveway located on the north side of the 4.6-acre apartment complex site.
- *Proposed* – The site plan for the 30,000 square foot parcel proposes a new driveway at the north side of the site. The existing driveway that

is located on the north side of the adjacent 4.6-acre apartment complex will be removed. The new driveway will have a cross-access easement allowing access to the apartment complex.

Buildings/Height

- *Approved* – The plan indicated three new apartment buildings to match the existing buildings on site. One building was located on the subject 30,000 square foot parcel and the other two just east of the subject parcel. The applicant proposed to build to a height of 30 feet to match the height of the existing apartment buildings.
- *Proposed* – The zoning district allows residential uses to go up to 36 feet. The applicant proposes to build 2, three-story buildings at 32 feet- 4 inches.

Development information.

- *Existing Use:* vacant land
- *Proposed Buildings:* 2 three-story buildings
- *Parcel Size:* 30,000 sq. ft.
- *Building Height Allowed:* 36 ft.
- *Proposed Building Height:* 32 ft.-4 in.
- *Proposed Units:* 16 units

IMPACT ANALYSIS

Traffic.

The site plan approved with Case 1-ZN-1999 allowed for the entire 4.6 acres to add twenty multi-family dwelling units. The current proposal is to develop sixteen multi-family dwelling units under the existing R-5 zoning on the subject site and no additional units on the adjacent 4.6-acre apartment complex. This represents a slight decrease in site-generated traffic (134 daily trips vs. 108 daily trips). Access to the parcel provided from the existing driveway that is located on the north side of the adjacent 4.6-acre apartment complex will be removed. A new driveway, replacing the removed one, will be located on the north side of the subject site. The new driveway will have a cross-access easement allowing access to the adjacent 4.6-acre apartment complex.

Parking.

The zoning ordinance requires townhouses to provide two parking spaces per unit. The applicant has provided two garage parking spaces for each unit, therefore 32 parking spaces have been provided for the 16 proposed units.

Water/Sewer.

This site warrants the extension of the public water and the private sewer main into the site to provide service to the 16 residential units. The Water Resources Department does not desire 16 individual sewer taps on the existing 30-inch sewer trunk line in Miller Road.

Policy Implications.

This application is in keeping with at least two city policies: the application is

consistent with the land use category in the Scottsdale General Plan and the desire for redevelopment to occur in the McDowell Road Corridor/Los Arcos Area. The General Plan designates the area on both sides of McDowell Road as Mixed-Use Neighborhoods that consists of higher density housing combined with complementary office and retail uses. Urban neighborhoods, providing additional multi-family housing, are located adjacent to retail centers, offices, and other compatible non-residential uses. The development of the subject parcel helps to enhance the overall appearance of the area and improve the physical relationship between commercial properties and the residential neighborhoods.

Community Involvement.

The applicant has completed the required citizen review report (see Attachment #7). Three people attended the open house meeting that was held on May 24, 2005. The applicant stated that the three attendees asked for general information regarding the project and were in favor of the project. The applicant sent letters to all property owners within 750 feet of the site and received no feedback. The city also sent notice to all property owners within 750 of the site (see Attachment #8). At the time of writing this report, Staff received no phone calls from the public regarding this application.

Community Impact.

This project has the potential for a variety of community influences. This is the second new residential project proposed on Miller Road. The Miller Crossing Townhomes was recently approved one block to the south. The city has expressed a goal of integrating more new development on vacant parcels in the area and the redevelopment of older sites. The proposed residential project could help to stimulate more reinvestment in this section of McDowell Road.

The area has a variety of existing residential uses. Existing multi-family residential complexes are found north and south of McDowell Road along Miller Road. The proposed project is another addition to the existing residential uses in the area.

Development along McDowell Road serves residents in the area with a variety of retail, restaurants, personal services, and offices. Pedestrians will be able to travel from the proposed residential use to these services along McDowell Road. New residential uses enhance the customer base for existing uses and even prompt the redevelopment or opening of new uses within the area.

STAFF
RECOMMENDATION

RESPONSIBLE
DEPT(S)

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S) Bill Verschuren
Senior Planner
480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Report Author

Lusia Galav
Interim Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Review Report
8. City Notification Map
9. Previously Approved Site Plan from 1-ZN-1999
10. Proposed Site Plan

PROJECT NARRATIVE EXHIBIT A

Request

Per Case Number 01-ZN-99, Stipulation 1, we are requesting approval of a new site plan for the above referenced property.

History

In 1999 the owner of 1251 N. Miller Road ("1251") and 1501 N. Miller Road ("1501") elected to rezone 1501 from C-4 to R-5. The property located at 1251 was and remains to be used as an apartment community. 1501 was and remains vacant. The intention of the owner in 1999 was to expand the apartment community adding 20 units to the property (see "Exhibit B"), this was never done.

The property at 1501 has changed hands numerous times since then and has continued to remain vacant.

Today

Located in the Scottsdale-ASU Center for Technology and Innovation Redevelopment Area we feel our proposed site plan and architectural design will be the first project to bring new life to this area of Scottsdale. The proposed site plan and community design is consistent with the City's commitment to revitalize South Scottsdale and ties directly to new energy the Center will bring to this neighborhood. The proposed site plan meets or exceeds all requirements of the approved R-5 zoning.

Description of Request

We are requesting site plan approval of the attached Site Plan "Exhibit C." The site is unique in its shape and size, a 100 foot by 300 foot rectangle, allowing few design solutions. The proposed site plan consists of 16 urban condominiums with a three story townhome design.

The driveway is a private drive entering from the North of the property and provides access to both 1251 and 1501 N Miller. The private drive then turns south providing access to the 16 garages. There is an existing driveway/parking lot entrance into the retail shopping center approximately 134 feet to the North of our proposed driveway exit and the intersection of Miller Road and McDowell Road is approximately 500 feet to the North of our proposed driveway. The sites private drive is designed to be 20 feet wide with the standard 45 foot outside turning radii for refuse and fire.

The site layout and conceptual landscape plan has been thoughtfully laid-out to maximize views of Papago Park to the West and Camelback Mountain to the Northwest. Trees are planned to be used along the Miller Road frontage in order to provide a soft screen to the

PROJECT NARRATIVE
EXHIBIT A

buildings behind. In the center of the property there will be a community amenity including a pool, barbeque and seating area.

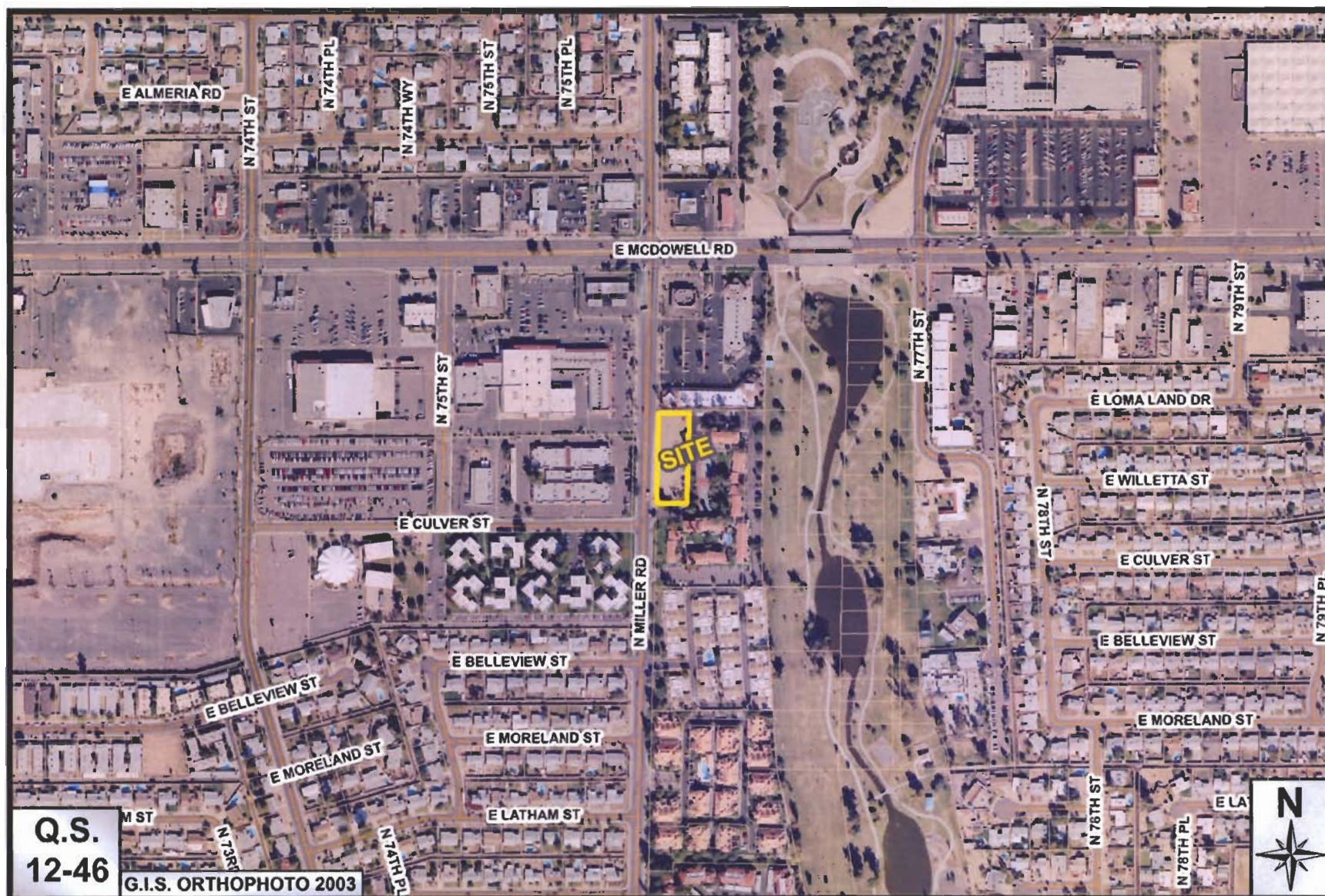
Each Townhome will have its own private open space on the West side of the buildings. These private open spaces will be constructed with perforated metal screen walls.

There will be a 6 foot high masonry wall surrounding the property on the North, East and South sides.

Each of the Townhomes has been designed with a two car tandem parking garage exceeding the required number of spaces.

The proposed site plan exceeds all open space requirements:

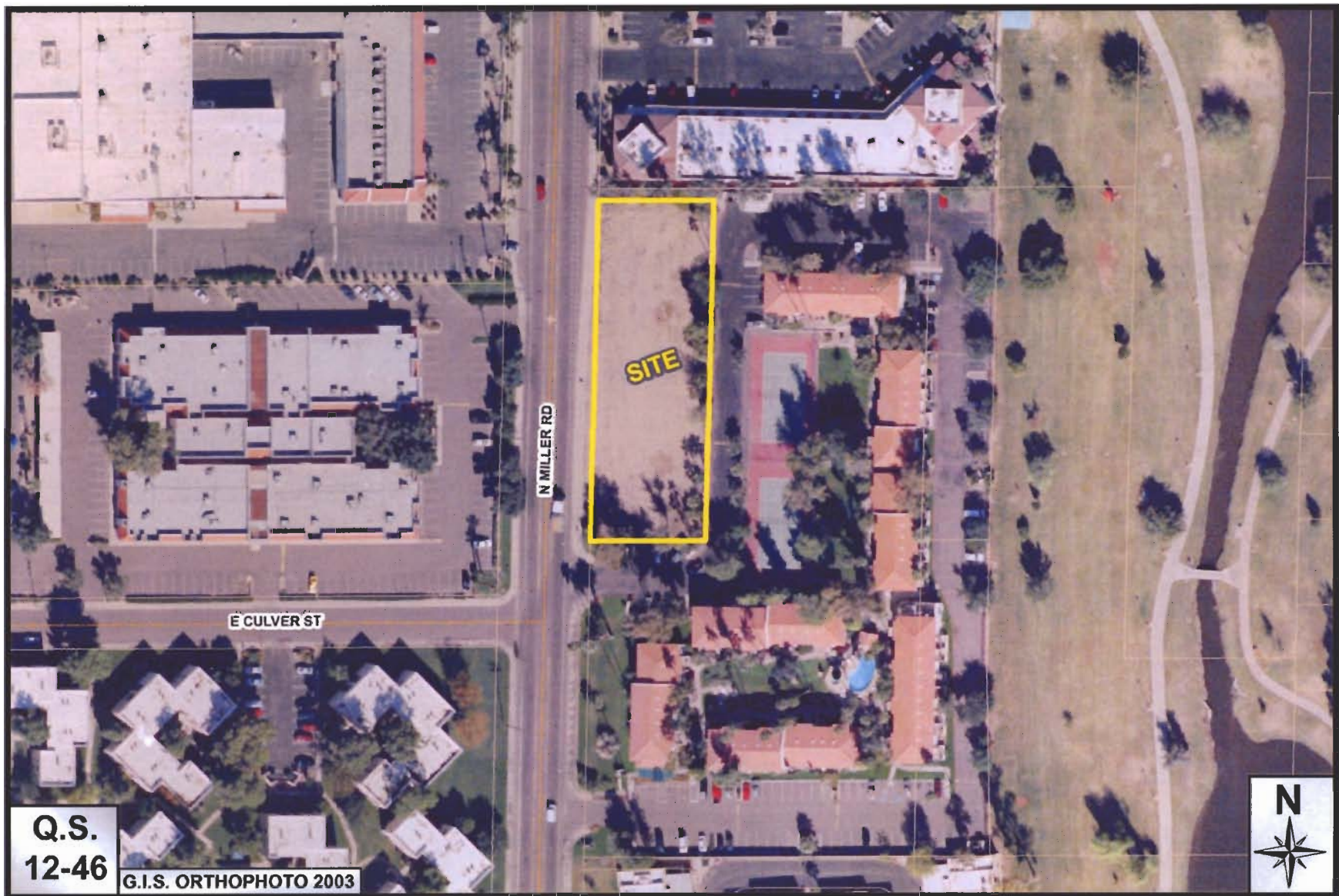
	<u>Required</u>	<u>Provided</u>
Total Open Space	6,600 s.f.	7,060 s.f.
Frontage Open Space	6,000 s.f.	6,216 s.f.
Private Open Space	140 s.f.	167 s.f.



Miller Townhomes

1-ZN-1999#2

ATTACHMENT #2

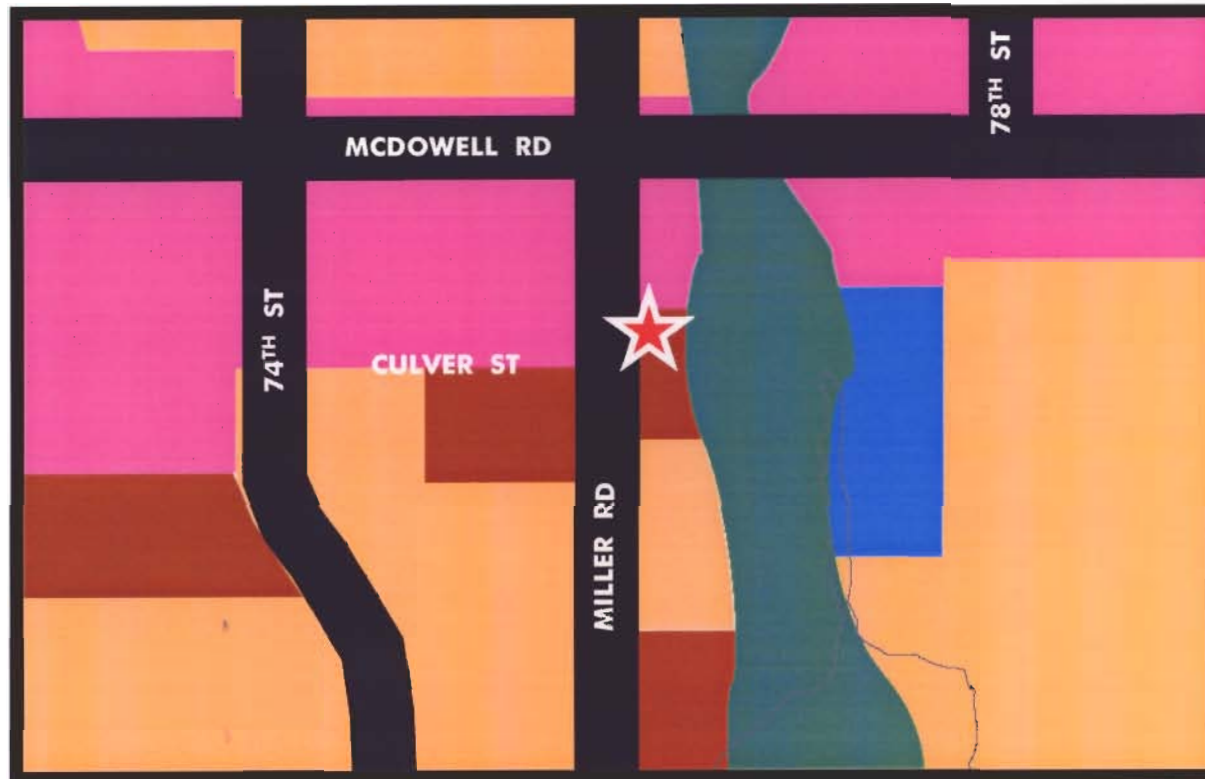


Miller Townhomes

1-ZN-1999#2

ATTACHMENT #2A

General Plan



- | | | | |
|--|-------------------------|--|--------------------------------------|
| | Rural Neighborhoods | | Commercial |
| | Suburban Neighborhoods | | Office |
| | Urban Neighborhoods | | Employment |
| | Mixed-Use Neighborhoods | | Natural Open Space |
| | Resorts/Tourism | | Developed Open Space (Parks) |
| | Shea Corridor | | Developed Open Space (Golf Courses) |
| | Mayo Support District | | Cultural/Institutional or Public Use |
| | Regional Use District | | |

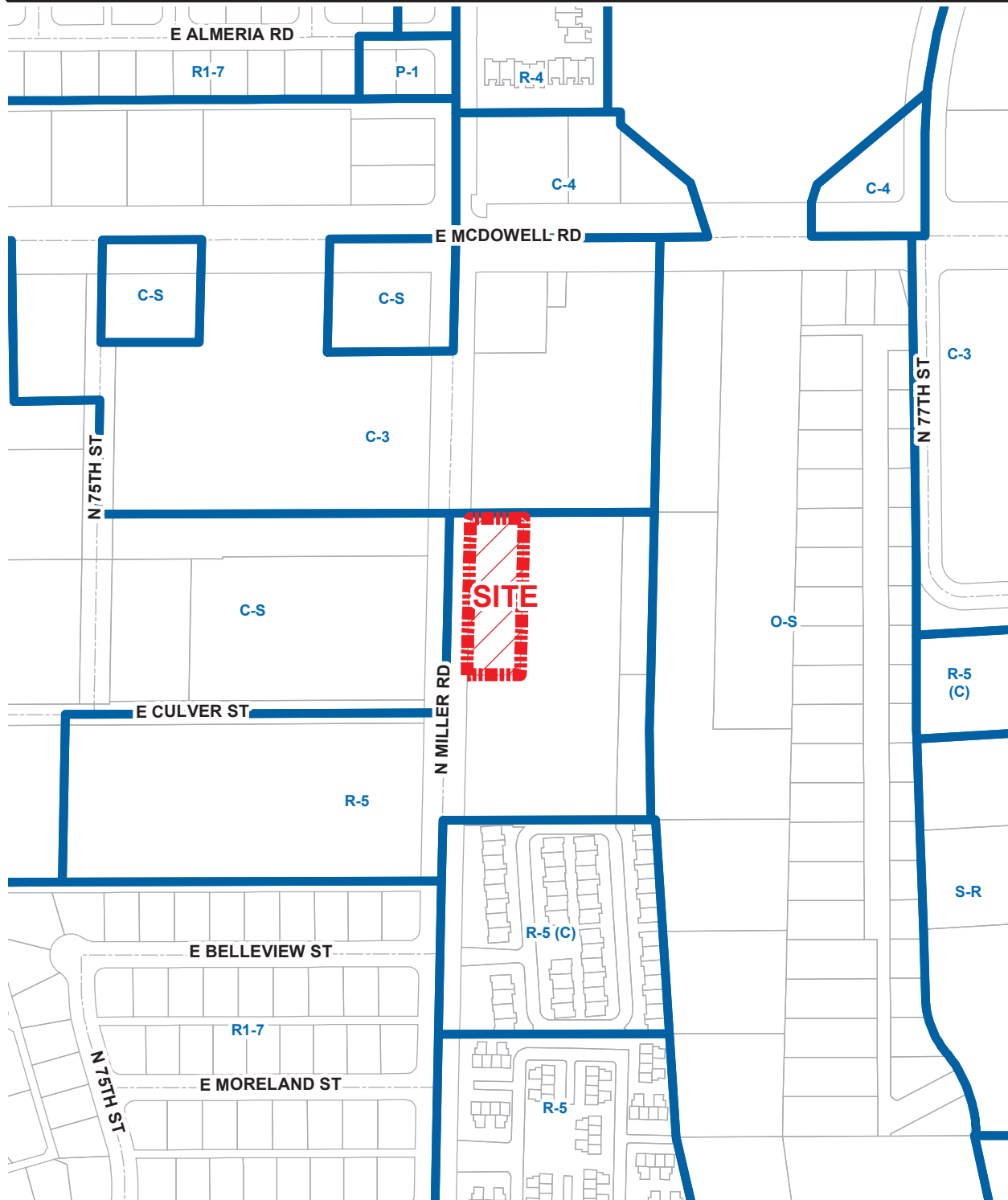
- | | | | |
|--|---|--|-----------------------------|
| | McDowell Sonoran Preserve (as of 8/2003) | | Location not yet determined |
| | Recommended Study Boundary of the McDowell Sonoran Preserve | | |
| | City Boundary | | |



1-ZN-1999#2
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Site plan/stipulation approval as stipulated in 1-ZN-1999



1-ZN-1999#2

ATTACHMENT #4



STIPULATIONS FOR CASE 1-ZN-1999#2

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform with the site plan submitted by Circle West Architects and dated by staff on August 8, 2005. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The number of dwelling units on the site shall not exceed 16 without subsequent public hearings before the Planning Commission and City Council.

ENVIRONMENTAL DESIGN

1. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 20-feet above natural grade at the base of the light standard.
2. MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT. Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

CIRCULATION

1. STREET CONSTRUCTION. No additional right of way dedications or street widening improvements will be required for this project, other than widening the sidewalk on the east side of Miller Road and removing the existing driveway on the north property line of the adjacent 4.6 acre parcel and replacing it with a new driveway entrance on Miller Road at the north property line of the subject site. Before issuance of any certificate of occupancy for the site, the developer shall construct the street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Miller Road/Minor Collector	40 ft. existing ROW	Reconstruct the existing sidewalk on Miller Road to be an 8 ft. wide concrete sidewalk.	

2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Miller Road - The developer shall dedicate a one foot wide vehicular non-access easement on this street except at the approved street entrance.
 - b. Miller Road - There shall be a maximum of one site driveway onto Miller Road which is shown on the August 8, 2005 Circles West Architecture site plan. The developer shall secure cross access easements to allow access to the adjacent apartment complex to the

- satisfaction of city staff.
3. INTERNAL DRIVE. The internal drive aisles shall maintain a minimum 24 foot width.
 4. REFUSE. The developer shall provide a plan for a refuse enclosure, placed to provide which a safe circulation route for the refuse collection truck with the Development Review Board submittal. This may require the developer to place the refuse enclosure on the abutting private property and secure site and service vehicle circulation easements. Before issuance of any certificate of occupancy, the developer shall provide the refuse enclosure and any necessary easements, as approved, to the satisfaction of city staff.
 5. NOTICE TO PROSPECTIVE BUYERS. The developer shall give the following information in writing to all prospective buyers of lots on the site:
 - a. The development's private streets shall not be maintained by the city.
 - b. The city shall not accept any common areas on the site for ownership or maintenance.

ADDITIONAL INFORMATION FOR CASE 1-ZN-1999#2

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. Site wall and patio wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - d. site landscaping

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
3. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Plan Review Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation.
4. **STORM WATER STORAGE REQUIREMENT.** The developer shall construct stormwater storage facilities to store the full stormwater runoff from the 100 year, 2 hour storm event. Before submitting improvement plans to the Plan Review Division, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required, V_r , and the volume provided, V_p , using the 100-year, 2-hour storm event.
5. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and

identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

6. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.
7. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
8. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Plan Review Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
9. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
10. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
11. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
12. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review Division, the developer shall have obtained approval of the Basis of Design Report.
13. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
14. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.
15. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to

the Plan Review Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
- b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
- c. Include a complete description of requirements relating to project phasing.

16. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review Division, the developer shall have obtained approval of the Basis of Design Report.
17. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
18. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.
19. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
20. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
21. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
22. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
- b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.

23. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review Division, the developer shall submit a copy of the NOI.
24. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

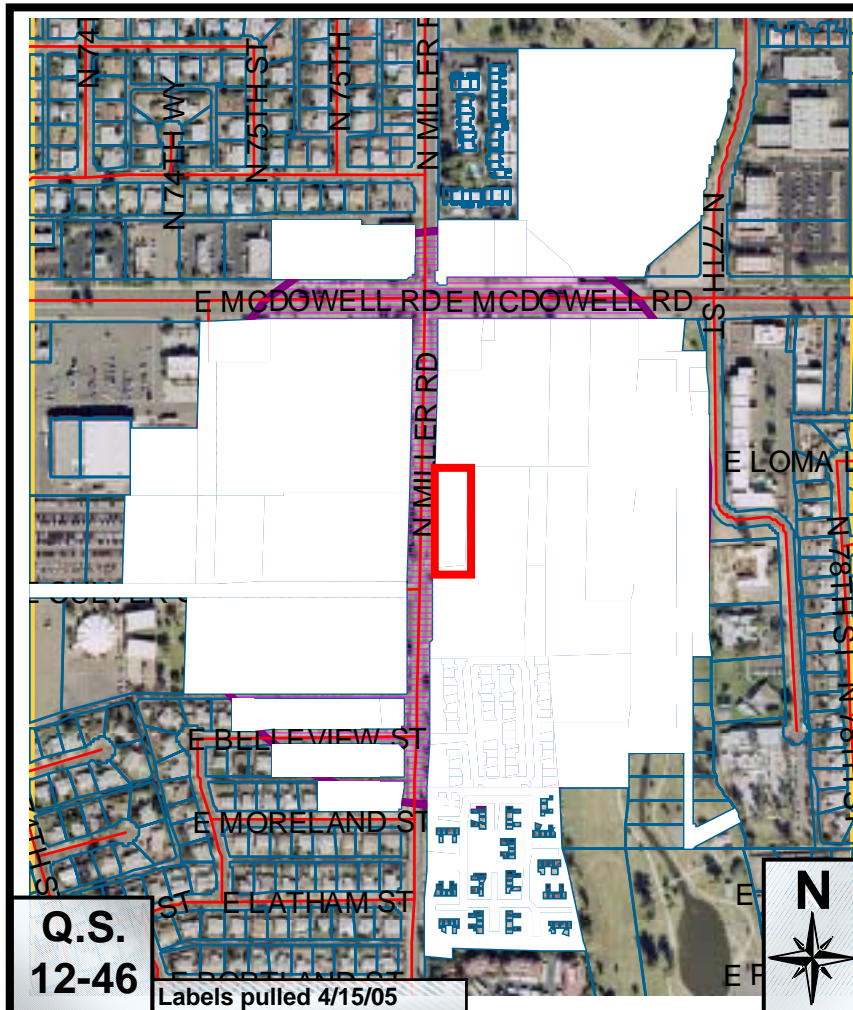
25. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
26. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Plan Review Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
27. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
- a. Before approval of final improvement plans by the Plan Review Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - i. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - ii. Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - iii. Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - iv. Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - v. Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.
28. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

Miller Townhomes
1-ZN-1999#2

Attachment #7 Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Parkview Villas of Scottsdale Owners Assn.
- Scottsdale Coalition
- Scottsdale Gardens Condominiums

Miller Townhomes

1-ZN-1999#2

ATTACHMENT #8

SITE PLAN

RECEIVED
AUG 08 2005
BY: _____

Site Information	Open Space	Vehicle Map
<p>Property: 8.5 Multi Family Residential</p> <p>Parcel Number: 197124200</p> <p>Maple Ave: 33.2 x 1.4</p> <p>Gross Lot Area: 46,611 sq ft</p> <p>Capacity: 114 units per acre</p>	<p>Total site area: 20,311 sq ft</p> <p>Total open space required: 25,917 sq ft 22% = 7,538 sq ft</p> <p>Land open space provided: 1,177 sq ft</p> <p>Length of street frontage: 332 feet</p> <p>Frontage open space required: 1.238 acre (20 feet) = 8,660 sq ft</p> <p>Land frontage open space provided: 6,673 sq ft</p> <p>Site area: approximately 11,374 sq ft</p> <p>Open space required: 17,224 sq ft 15% = 1,772 sq ft</p> <p>Total private open space required of yard and balconies: 883,234 sq ft</p>	
<p>Planning Requirements</p> <p>Total residential spaces required per building unit</p> <p>Unit spaces = 174 units x 22 common area spaces = 3,828</p> <p>Total parking spaces required = 3,812 (or garage in each unit)</p>		

01	Existing Property Use	14	Water Meter
02	Minimum Site <i>Min.</i> <i>Existing</i> <i>FF</i> High	15	Electrical Transformer
03	Minimum Site <i>Min.</i> <i>New</i> <i>FF</i> High	16	Block Rack
04	Permitted Screen <i>Wind</i> <i>After</i> <i>10'</i> High	17	Community Mail Booth
05	Minimum Screen <i>Wind</i> <i>After</i> <i>10'</i> High	18	Bus
06	<i>Min</i> <i>Gate</i>	19	Remain <i>Use</i> <i>Connection</i>
07	<i>New</i> <i>Property</i> <i>Use</i>	20	Genie Lift of <i>Swamp</i>
08	Emergency <i>Only</i> <i>Crash</i> <i>Gate</i>	21	Post <i>Signage</i> <i>Panel</i>
09	Capacity <i>Rate</i> <i>Between</i> <i>60</i> <i>square</i> <i>feet</i>	22	Mail <i>Sorting</i> <i>Room</i>
10	Exposed <i>Appliance</i> <i>Unit</i>	23	Reels <i>Reels</i> <i>Enclosure</i> <i>C&G</i> <i>Std</i> <i>#</i> <i>2147</i>
11	Five <i>Four</i> <i>Feet</i>	24	<i>Code</i> <i>of</i> <i>Minimum</i> <i>Provisions</i> <i>in</i> <i>the</i> <i>Base</i> <i>and</i> <i>in</i> <i>the</i> <i>Code</i> <i>of</i> <i>Minimum</i> <i>Provisions</i>
12	<i>Code</i> <i>of</i> <i>Minimum</i> <i>Provisions</i> <i>in</i> <i>the</i> <i>Base</i> <i>and</i> <i>in</i> <i>the</i> <i>Code</i> <i>of</i> <i>Minimum</i> <i>Provisions</i>	25	<i>Code</i> <i>of</i> <i>Minimum</i> <i>Provisions</i>
13	<i>Code</i> <i>of</i> <i>Minimum</i> <i>Provisions</i> <i>in</i> <i>the</i> <i>Base</i> <i>and</i> <i>in</i> <i>the</i> <i>Code</i> <i>of</i> <i>Minimum</i> <i>Provisions</i>	26	<i>Code</i> <i>of</i> <i>Minimum</i> <i>Provisions</i>

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